



## McDowell Mountain Commerce Center

# PROJECT NARRATIVE

This development is proposed as a speculative industrial project to be located on approximately eight acres in the **McDowell Mountain Business Park**, an area of approximately 156 acres bounded by the Pima Freeway on the west, 94<sup>th</sup> Street on the east, Bell Road on the north and Westworld on the south. The area has been designated as a Regional Employment District on the Scottsdale General Plan since 1984. Throughout the last several years, numerous zoning cases have been processed through the City to establish both I-1 and C-3 uses for approximately eighty percent of the area. In October of 2000, the City of Scottsdale approved a zoning overlay that restricted building heights along Bell Road, and reduced lot coverage throughout the area.

The area recently completed the construction for an improvement district for streets and utilities.

In May of 2001, the Development Review Board approved a **Master Environmental Design Concept Plan** for the **McDowell Mountain Business Park**. The **MEDCP** establishes design criteria to unify the area under common design guidelines. The landscape palette contained in the **MEDCP** provides for xeriscape plant materials and a specific list of species for use in individual projects. Building materials and guidelines for their use are outlined in these Guidelines.

This Project is located south of Bahia Drive between 92nd Street and the 93rd street alignment (a private drive that separates the subject Project and DBL Distributing – currently under construction). The project consists of six buildings that will be phased for construction.

Several site conditions influence the Project design; the Rio Verde Canal with the associated trail system (to the south) and a 404 wash located at the northwest corner of the Project (currently approved for realignment).

The buildings for the **McDowell Mountain Commerce Center** are designed with recessed entrances in the facade to provide for variation in the elevations. Additionally, the corners of the structures are chamfered to facilitate truck access and to provide a reduction of scale to the buildings. Further detail has been added along glazed areas and entrances through the use of a steel shade structure which also serves as a sign band. This structure undulates through the building façade which recalls the shade devices used on the Atronics building to the south, and contrasts the multi-tenant industrial buildings typically developed in the Airpark area.

The buildings are proposed to be constructed of a combination of standard and split face concrete masonry units, with four inch high contrasting accent bands, visually unifying the various building elements and glazed areas. The elevations are further detailed with contrasting stucco piers that are set at an angle to the façade, which further contrasts with the rectangular structure. Additionally, interest and variation are provided through the introduction of staggered 8" & 6" split face and standard inserts along the building facade.

Aluminum storefront will be painted to compliment the steel and glass will be solar bronze.

Integral color concrete pavers are used at project entrances to reduce the impact of asphalt parking lots. Colored concrete and exposed aggregate concrete walks will link individual buildings and the Rio Verde Trail system located south of the Project.

The color palette is of southwest desert earth tones, and the landscaping is comprised of xeriscape desert and semi-desert plant materials that conform to the requirements of the **MEDCP**.

LEGAL DESCRIPTION:

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ASSIGNED) BIRMINGHAM, THE FORTH BRIDGE,  
ON IMMEDIATELY AND IMPROVED FROM THE  
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**LEGAL EDUCATION:**  
A graduate of the University of Maryland School of Law, Baltimore, and a member of the Maryland Bar, Mr. HARRIS has been employed by the Federal Bureau of Investigation since 1964. He has been assigned to the New York Office since 1970. Mr. HARRIS has been a member of the New York State Bar Association, the New York City Bar Association, and the New York County Lawyers Association. He is also a member of the American Bar Association and the American College of Trial Lawyers.

**EDUCATION:**  
Mr. HARRIS received his Bachelor of Science degree from the University of Maryland, College Park, in 1961. He received his Master of Science degree from the same university in 1962. He received his Juris Doctor degree from the University of Maryland School of Law, Baltimore, in 1964.

**EMPLOYMENT:**  
Mr. HARRIS was employed by the Federal Bureau of Investigation from 1964 to 1970. He was assigned to the New York Office in 1970. He has been a member of the New York State Bar Association, the New York City Bar Association, and the New York County Lawyers Association. He is also a member of the American Bar Association and the American College of Trial Lawyers.

**ADDITIONAL INFORMATION:**  
Mr. HARRIS has been a member of the New York State Bar Association, the New York City Bar Association, and the New York County Lawyers Association. He is also a member of the American Bar Association and the American College of Trial Lawyers.

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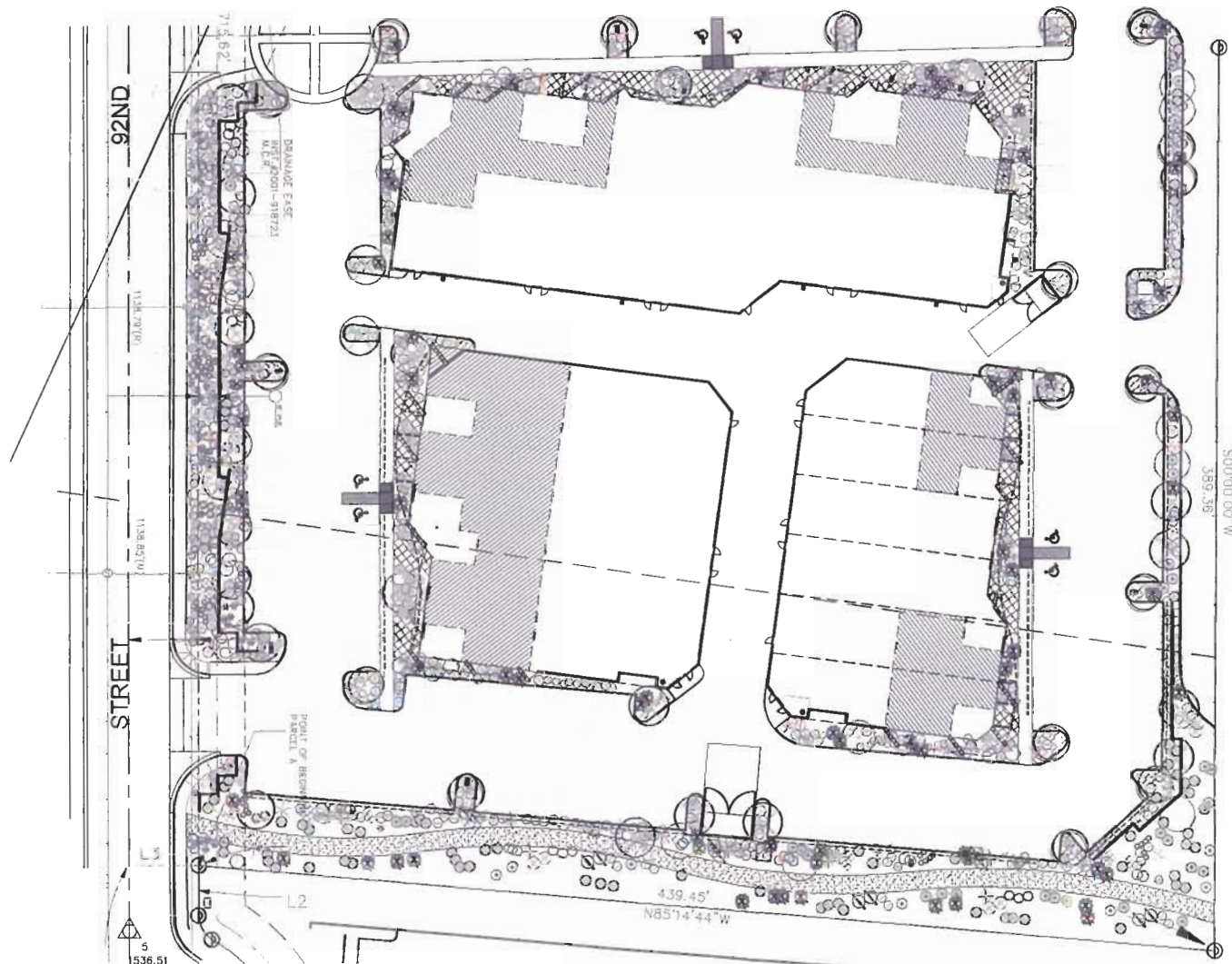
james  
elston  
architect

# SITE PLAN

architect







LANDSCAPE PLAN - CDE

james  
elison  
architect

AN INDUSTRIAL PROJECT FOR MSE INDUSTRIAL PARTNERS, L.L.C.  
MCDOWELL MOUNTAIN BUSINESS PARK

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101-DR-2004  
10/28/2004



SCALE:  $1/16" = 1'-0"$

1747e@mail.com (e-mail address)

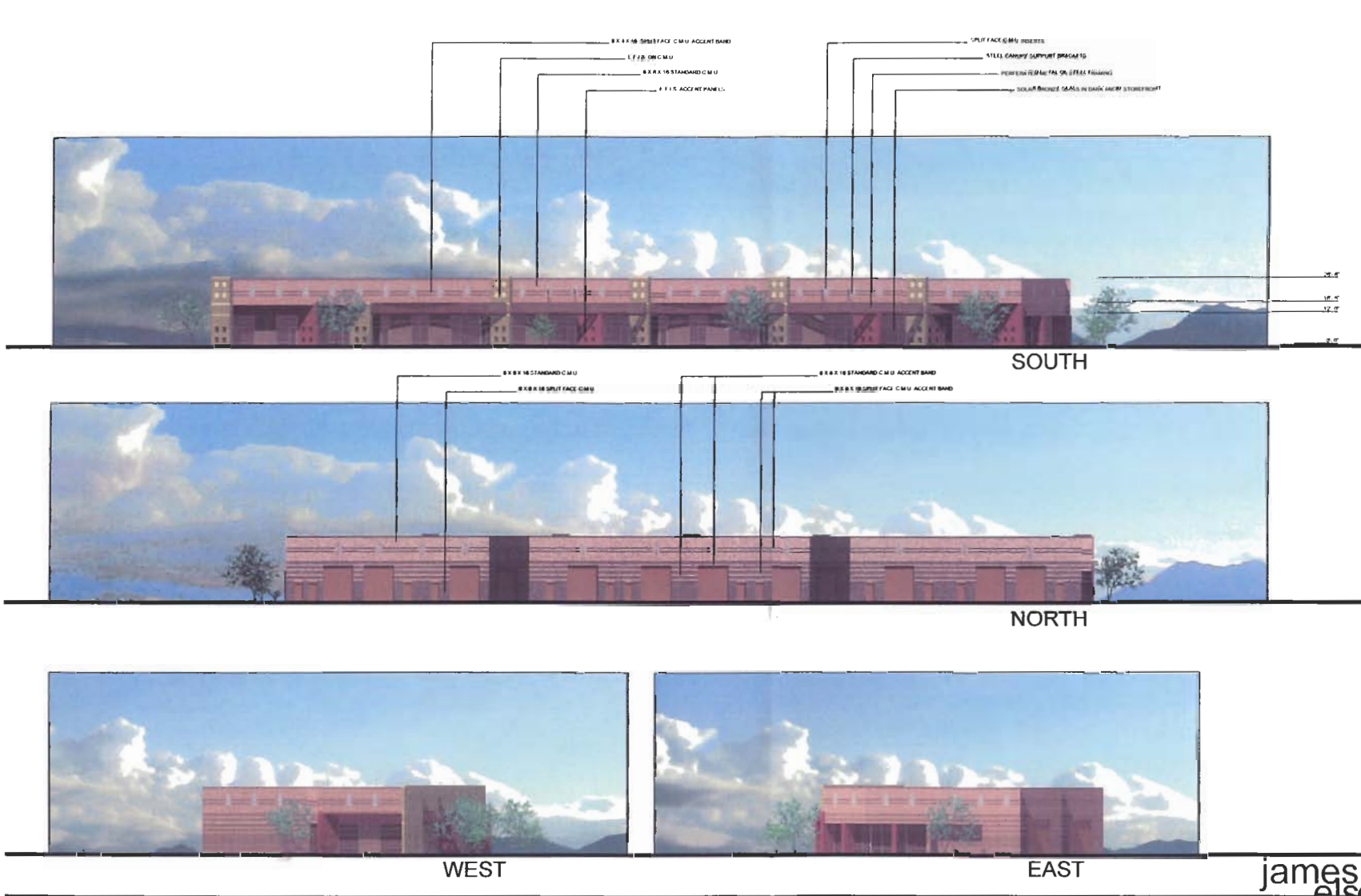
16811 north 91st street  
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101-DR-2004  
10/28/2004





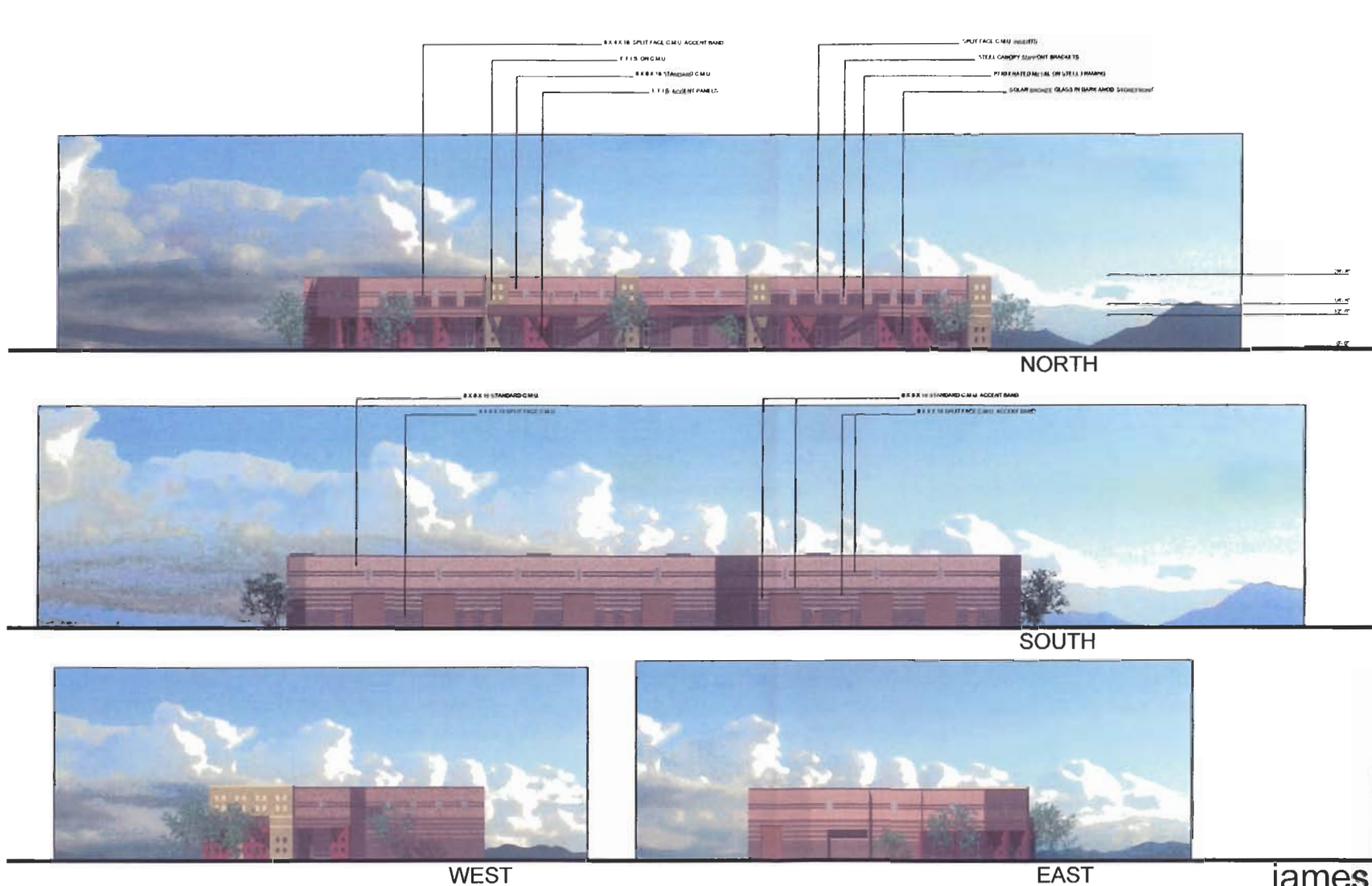
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BUILDING ELEVATION - BLDG. B  
MSE INDUSTRIAL PARTNERS

james  
elston  
architect

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NORTH

SOUTH

WEST

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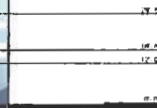
BUILDING ELEVATION - BLDG. C  
MSE INDUSTRIAL PARTNERS

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architect

SCALE: 1/16" = 1'-0"

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WEST



EAST



NORTH



SOUTH

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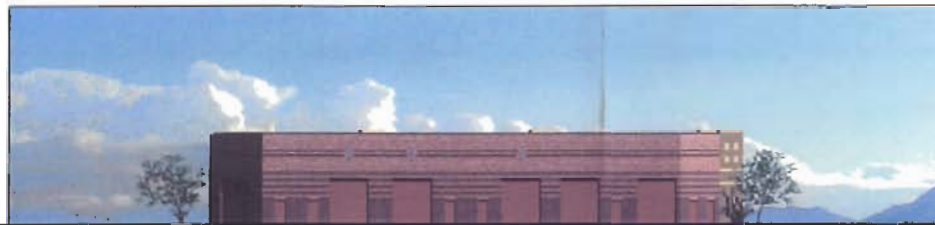
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24'-0"  
18'-0"  
12'-0"  
6'-0"

EAST



WEST



NORTH



SOUTH

BUILDING ELEVATION - BLDG. E  
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SCALE: 1/16" = 1'-0"

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